

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
March 24, 2015
112 Confederate Street
7:00 PM**

Present: Chairman James Traynor, Ben Hudgins, Hynek Lettang, John Garver, Tom Petty, Tony White, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Chris Wolfe

Guests: James Shirey (Town Council), Hamilton Stolpen (Ryland Homes), Bob Bennett (Ryland Homes), Brian Johnson (Ryland Homes), Robert Cash (EMH&T), Al Rogat (Resident), Jackie Fenbert (Remax Executive Realty)

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance. Mr. Traynor stated that he was recovering from a recent oral surgery and asked Vice-Chairman Hudgins to serve as the presiding officer.

Planning Director Cronin stated that he had heard from Mr. Wolfe earlier in the day. Mr. Wolfe had a prior family commitment and would be unable to attend the meeting.

APPROVAL OF MINUTES

Mr. Garver made a motion to approve the minutes from the March 24, 2015, meeting, as presented. Mr. Petty seconded the motion. The motion was approved by a vote of 6-0.

NEW BUSINESS ITEMS

1. **Final Plat: Springview Meadows Phase 2**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a final plat for the second (and final) phase of the Springview Meadows subdivision, which will contain a total of 55 single-family lots. Planning Director Cronin added that all required infrastructure had not yet been completed, and the applicant would be responsible for providing a bond or letter of credit for at least 125% of the cost of all remaining improvements. In addition, staff noted that a portion of the required 35' buffer had been cleared along the northern property boundary during the grading phase. A replanted buffer would be required, per the R-5 zoning district. Staff recommended in favor of approval, contingent upon receipt of the required bond. Mr. Garver made a motion to approve the request, contingent upon receipt of the required bond, and the replanting (or bonding of the replanting) of the required 35' buffer. Mr. White seconded the motion. The motion was approved by a vote of 6-0.

2. **Sketch Plan: Kimbrell Road Property:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a sketch plan for a 29 acre tract near the intersection of Dobys Bridge Road and Kimbrell Road. Planning Director Cronin noted that the annexation became effective when Development Solutions Group took ownership of the property on March 4, 2015, and the property was subsequently transferred to Ryland Homes on the same date. Ryland is now proposing a 100-home single-family development per the terms of the original development agreement for the property. Hamilton Stolpen of Ryland Homes provided additional information regarding the request.

Planning Director Cronin stated that the layout was generally consistent with the requirements of the zoning ordinance, but did make note of the following items: the sketch plan did not include any road stub outs, which would allow for internal connectivity with neighboring development in the future; off-site improvements at both ends of Kimbrell Road were shown on the plan, as required by the DA; internal sidewalks were provided per the R-5 district, however, external sidewalks were not shown as required by the DA; and a landscaped corridor plan was provided for the Dobys Bridge and Kimbrell Road corridors. Planning Director Cronin also noted that there were two significantly-sized live oaks in the middle of the property that were proposed for removal, and staff recommended evaluating alternative layouts that would preserve and protect the two trees.

A discussion then took place. Mr. Hudgins stated that the live oaks warranted saving, and that the developer should work around them. Mr. Garver added that there was enough clear cutting going on in Fort Mill, and these trees should be preserved. Mr. Garver asked for additional information regarding the buffer planting and landscaped medians within the cul-de-sacs. Chairman Traynor recommended that the applicant provide an arborist report regarding the status of the two live oaks, and the impact of the proposed development on the trees. Chairman Traynor also recommended additional information regarding the sidewalks along Kimbrell Road and Dobys Bridge Road. Mr. Hudgins recommended that an arborist be present at the next meeting to answer questions about the trees.

Mr. Hudgins made a motion to defer the request to the April meeting, and that an arborist report and additional information regarding the external sidewalks should be reviewed at that time. Mr. Lettang seconded the motion. The motion was approved by a vote of 6-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **UDO Advisory Committee Meeting:** Planning Director Cronin reminded commission members that the UDO consultant, Paul LeBlanc, would be back in town for a series of focus group meetings on March 30th and 31st. Mr. LeBlanc will be meeting with town council on the evening of March 30th, and with the UDO Advisory Committee on March 31st at 6:30 PM. A meeting agenda will be distributed to members by the end of the week.
2. **Impact Fee Update:** Planning Director Cronin stated that staff was still awaiting direction from town council as to whether, and how, they wish to proceed with the development of an impact fee ordinance. Once additional direction has been provided by council, the

Planning Commission will be tasked with finalizing the report and reporting its recommendations back to council.

Prior to adjourning, Vice-Chairman Hudgins asked if there were any additional items for discussion.

Planning Director Cronin recognized Mr. White for his ten years of service on the Fort Mill Planning Commission. Mr. White had elected not to apply for reappointment at the end of his current term and, therefore, this would be his final meeting as a member of the commission. Mr. White thanked his fellow commission members and town staff for their support over the years. He added that it has been a pleasure to serve on the planning commission, and recapped some of the major items that have come before the planning commission over the last ten years. Other members thanked Mr. White for his service, and wished him well.

There being no further business, the meeting was adjourned at 7:52 pm.

Respectfully submitted,

Joe Cronin
Planning Director